



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, February 16, 2017

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM

610 E Highway 260, Payson, AZ

10:00 am

REGULAR MEETING

1. The meeting was called to order at 9:59 a.m. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Chairman Mickie Nye.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Payson), Mary Lou Myers (in Payson), Kurtis Knauss (in Globe), Travis Holder (in Globe) and Terry Otts (in Globe). Randy Slapnicka is absent. A quorum is present.

Community Development Staff Members Present: Robert Gould-Planner, Margie Chapman-Code Compliance Supervisor/Zoning Assistant, Scott Buzan-Interim Director and Building Official, and Therese Berumen-Administrative Assistant.

4. Introduction of New Member/Presentation of Certificates. Mickie Nye introduced Mr. Terry Otts to the commission and welcomed him aboard. Terry Otts spoke a little about himself, stating he lives in Roosevelt Estates and retired from Salt River Project, after 25 years. Robert Gould presented the certificates of appreciation to Travis Holder and Kurtis Knauss. Scott Buzan presented the certificates to Mickie Nye and Mary Lou Myers.
5. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on January 19, 2017. Mickie Nye asked if there were any changes needed. None needed. Mary Lou motioned that the minutes be approved as is and Kurtis Knauss seconded the motion. It was unanimously approved.
6. **Planner/Commission Communication:** At any time during this meeting of the Planning and Zoning Commission and Planner Bob Gould of Community Development may present a brief summary of current events. No action may be taken.

Bob stated that he doesn't have any additional comments, but does want to say, we have discussed the fence regulations and we are not ready to proceed at this time. We are not even considering trying to create new regulations for fences at this time. If problems arise, we will look at it again, in the future.

Mickie stated that him, Bob and Mary Lou met a few weeks back about filling empty spots in the commission.

INFORMATION/DISCUSSION/ACTION

7. **Rezoning Application (Z-17-01):** Mickie Nye stated that this was something that was heard last month and asked Bob, if that was correct. Bob stated that yes, it was, and it was heard as a Conditional Use Permit at last month's meeting. Also, that there were some issues with that. Bob gave a brief overlay of the rezoning application. Stated that it is for 3 parcels that are vacant at present time and that from the pictures submitted, that you can see it is pretty flat land. The parcels are off Hwy 188 in Globe. There are no floodplain issues with any of the parcels. The parcels are approximately ½ acre in size and are currently zoned for C3 (commercial) zoning. The property owners are requesting to change this from C3 to R1-D8 zoning. Even with this zoning change, they will be surrounded by C3 zoning still, but most of the property in that strip is R1-D8. Just to the East, North and South is a single family residence, and just to the West, is vacant land. Across the State Highway is the local golf course. There are also no topographical issues that affect development on these parcels. I do have a concern, and that is the fact that there will still be surrounding areas that remain C3 zoning, and the property owners need to be aware of that. They need to also be aware that something can come in for commercial use and that is not compatible with single family residences. I don't see any major issues with this because there are already a lot of single family residences developed in the surrounding areas. I do have one major concern. In 2006, a minor land division was done. A 33 foot wide easement was created for an ingress and egress, but utilities were not included in this. State law requires this. A condition of this rezoning would to amend the Record of Survey 3040 to include utilities. Our recommendation is to approve application Z-17-01, with the two conditions previously mentioned. Mickie Nye asked if any of the commission members had any questions for the staff. Mary Lou asked if we needed to do anything in writing stating that the owners are aware of the surrounding areas still being zoned C3. Bob said no, he didn't think it needed to be in writing. As long as it is included in the minutes and that they were told this, it should be fine. Also, as long as it is in the staff report. Basically, it is documented and it is in the permanent record, that they were put on notice. That should be enough. Mickie stated that from his recollection, there is only one Mexican food restaurant in this area that is commercial. Bob stated that yes; he believes it is several hundred feet from these lots. No further questions from the commission.

The meeting was open to public comment. Mary Casillas, spoke up, she is the owner of the property. She thinks the best use for these parcels is residential use. She sold real estate for 33 years and it's difficult to find a simple lot to put new manufactured homes on. Also thinks it would be an improvement to the area. Thinks the new owners, would do a very nice job developing the property. Would also be an asset to the county. Also, stated that she is in full cooperation to add the utility easement to the property and that she would take care of that. Mickie asked if the commission had any questions for Mrs. Casillas. No questions. Mickie asked if there were any further comments from the public. Mrs. Ramos (one of the new owners) agreed with Mrs. Casillas and just wants to get everything rolling with this, so they can get their home. **Public comment section closed.**

Mickie Nye asked if the commission had any further questions. There were no further questions. Mary Lou Myers motioned that we agree to rezoning application, Z-17-01, parcels 205-07-020M, 205-07-020N, and 205-07-020P, that are currently designated as commercial use, to be rezoned to R1-D8, to allow single family residences and in addition, that the Record of Survey 3040 be amended to have access and utilities in existing easement that runs along the Western property boundary. Travis Holder seconded the motion.

8. **Rezoning Application (Z-16-04):** Bob stating that the applicant wants to rezone from R1-D12 to TR with a "T" overlay district. The parcel is 2 ½ acres in size and Mr. Verheyen wants to develop a 31 space RV park. To the North, is an existing mobile home park, which I think will be larger than the RV park that Mr. Verheyen wants to establish. There are single family residences to the South, East, and West of this parcel. There are no topographic or floodplain issues that would hamper development. The biggest concern that we have right now, is the access roadway is not conducive to transporting RV units. I believe it is a private roadway, and not a public roadway. I believe the RV park would be about ¼ mile off State Highway 87. Mr. Verheyen held a citizen participation meeting, which is required, and no one showed up, but he did have one person call and state that they had no problem with his proposed use of this property. Our staff has received no complaints regarding this proposed development. Staff recommendation for this application is to approve Z-16-04 with the following 6 conditions. The applicant shall submit a development plan as required by zoning within 6 months of zoning approval, the access road will need to be upgraded to permit increase of travel, a permit will need to be obtained for any fence over 6 feet in height, all lighting will need to be shielded in accordance with zoning regulations, a landscaping plan should be submitted with the development plan, and if the project is not completed within 24 months, the zoning may revert back to the current zoning. We need to get Mr. Verheyen's opinion on whether that 2 year time period is long enough. Mickie asked the commission if they had any questions for Bob. Mary Lou brought up that she was made aware that the property just on the West side of Mr. Verheyen's property was sold in December and doesn't believe the new owner is aware of what he is looking to do. JPak, Mr. Verheyen's wife and part owner stated that they were provided the names and addresses of everyone they needed to contact and did just that. Mary Lou stated she understood that, but they were not on that list, because the property was being sold. Mary Lou asking for clarification on a few items. First, what they define an RV to be is there a time frame for the amount of time they can stay, and can the RV's be rented? Mr. Verheyen replied with an RV being a non-permanent motor home or 5th wheel, there will be a limited time they will be able to stay and the RV's cannot be rented. Bob also asked if Mr. Verheyen and his wife could describe to them a vision of how they see this developing in the future. Adding that would help him a great deal. Mickie stated that when he opens it up to public comment, they can answer that for him. Travis Holder asked if in that 2 year time frame, since there is no public sewer, if a septic system was going to be addressed. Bob stated that they will have to get approval for a wastewater system and that is separate from the zoning process and usually follows the zoning process. Mickie asked Bob how they should handle this. Bob stated, it bothers him tremendously that they didn't get any notice and that he thinks it needs to be tabled until next month, so the new property owners can get adequate notice and have input. Margie stated that the new information was probably not given to the assessor's office at that time. Bob said yes, that is what happened because we use the information provided by their office. Bob asked Mr. Verheyen if they sent notices out to previous property owner and he stated that yes he did. Mary Lou said that they live in Wisconsin. Bob stated that he would reach out to the new owners himself. Mickie asked if they should wait to make a decision until after they have been notified. Bob stated he thinks we would be better off being able to give them input, since they are right next door. Bob asked for clarification that the new owners were right next door. It was verified that the new property owners were the property just West of the Verheyen's property. Bob asked Mr. Verheyen why there is an RV and a lot of heavy equipment on the property. Mickie suggested that they get any questions or concerns from the commission, open it up to the public and let the Verheyen's speak and table it until March. Bob stated that he thought that was a good plan, but he definitely wanted to hear from Mr. and Mrs. Verheyen.

The meeting was open to public comment. J Pak, Robert Verheyen's wife, stated they do own a home in Pine and also the valley. Wanted to give a little background and their ideas/concept of what they call Pine Meadows. She has run her own business for 40 years, of which 30 of those have been spent in advertising and marketing. Her and her husband went to Pine about 10 years ago. They love the community, the charm and the tranquility. That is why they purchased a home. This was a place they wanted to invest their time and also their money. Four to five years ago, bought a place on 6261 W. Hardscrabble Mesa Rd, Pine and now it is a tasting room/winery. We think a developed gem of Pine. It has been there for 2 years and is very successful. It has brought in a new revenue stream to Gila County, which I am sure is appreciated. We just wanted to give the residents and visitors in Pine something unique. Now, we have looked at Pine and thought, what else can we do to further develop and bring in revenue. Niche marketing told us that there are a lot of RV's that want to stay in Pine, but no place for them to do that because everything is as a permanent fashion. So, they end up going through Pine and not staying. We talked to a lot of business owners and came up with a concept of an approximant 30 space RV park, not a camp ground. This would be a place where people could stay anywhere from 2 days to a month, but only a temporary place. Probably longer stays in the summer, when things are hopping in Pine. We are looking for the park to be seasonal. We think there are enough activities to do just that. We are looking to only have select people. We want seasoned, experienced, and responsible people. We plan on doing this by having a reservation only park, which will be by invitation only and by having this strung through a website. By doing this, we won't have people just popping in and out. We plan on using social media, RV groups and other advertising to pull these people to our website. This plan isn't well developed yet, but I am very involved with social media and marketing. The park will be all inclusive with all utilities included. We will also have a low lighting setting for the park. We won't have a setting that encourages late night, all night parties. We will have an attendant that will welcome them, provide them their space and go over all the rules and regulations, including curtesy to other neighbors. The rules and regulations will be posted also. We would like to do a newsletter also, which will be provided to each visitor. It will promote the town of Pine and detail amenities. We view Pine Meadows as being a tranquil and quiet place. It is a beautiful piece of property. We live there too and don't want any loud people or parties right next door to us. We have had no problems with anyone we have spoken with within the community. Mickie asked Mr. Verheyen if he had seen the recommendations that Bob stated. He said he did and they will all be addressed. Mr. Verheyen also stated that they had 64 trees removed from the property that is why all the heavy equipment is on the property. He is working with several people to finish up everything, including the road into the park, trash disposal, and a wastewater system. Mr. Verheyen stated that they have been working closely with Planning and Zoning and will comply with anything that needs to be. Mary Lou asked if ADOT would allow coming off the hwy, with no left hand turning lane. Mr. Verheyen said he hasn't spoken with ADOT yet, but plans to. Bob stated that was all part of the process and he knows he would need to do that. Mary Lou stated that she thought what they were trying to do, certainly fit in with what the community of Pine would like to see. Mickie also commented that he thought once they got through the process, it would be an asset to the community. Mickie Nye asked if the commission had any further questions. There were no further questions. Mary Lou Myers motioned to table this decision until our March 16 meeting. Kurtis Knauss seconded the motion.

9. **Adjournment.** Mary Lou Myers made a motion to adjourn the meeting and Kurtis Knauss seconded the motion. The motion to adjourn was unanimously approved at 10:51 a.m.